



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: April 15, 2005

PUBLIC NOTICE OF A

DRAFT NEGATIVE DECLARATION

Job Order: 422504

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by 5/4/05 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Jeffrey Szymanski, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [jszymanski@sandiego.gov](mailto:jszymanski@sandiego.gov) with the Project Number in the subject line.

**General Project Information:**

- Project No. **29752**
- Community Plan Area: **Southeastern San Diego Community Plan (Encanto)**
- Council District: **4**

**Subject:** Puentes Residence: SITE DEVELOPMENT PERMIT to move an existing 936 square-foot, single-family residence on to a 5,243 square-foot vacant lot. The project is located at 6670 Cielo Drive in the SF-5000 Zone of Southeastern San Diego Planned District within the Encanto neighborhood of the Southeastern San Diego Community Plan.

**Applicant:** Gabriel Puentes

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study. As such, neither mitigation nor an EIR would be required.

**Availability in Alternative Format:** To request this Notice, the Mitigated Negative Impact, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Jeffrey Szymanski at (619) 446-5324. The draft Mitigated Negative Impact, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings contact Project Manager Nilia Koering at (619) 446-5107. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on 4/15/05.

Chris Zirkle, Assistant Deputy Director  
Development Services Department



Land Development  
Review Division  
(619) 446-5460

## Negative Declaration

Project No. 29752

SUBJECT: Puentes Residence: SITE DEVELOPMENT PERMIT to move an existing 936 square-foot, single-family residence on to a 5,243 square-foot vacant lot. The project is located at 6670 Cielo Drive in the SF-5000 Zone of Southeastern San Diego Planned District within the Encanto neighborhood of the Southeastern San Diego Community Plan.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM: None Required
- VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego  
Councilmember Young District 4  
Planning Department  
Development Services Department  
Library Department-Government Documents MS 17  
Central CSC MS 99

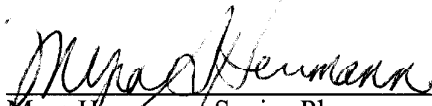
Other  
Gabriel Puentes (Applicant)  
Southeastern Economic Development Corporation (448)  
Southeastern San Diego Planning Committee (449)  
Southeastern Neighborhood Community Planning Group (449A)  
Dr. Jerry Schaefer (209)  
Historical Resources Board (87)  
South Coastal Information Center @ San Diego State University (210)  
San Diego Historical Society (211)  
San Diego Archaeological Center (212)  
Save Our Heritage Organization (214)

Ron Christman (215)  
Louie Guassac (215A)  
San Diego County Archaeological Society (218)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (NOTICE ONLY 225A-R)  
Barona Group of Capitan Grande Band of Mission Indians (225A)  
Campo Band of Mission Indians (225B)  
Ewiiapaayp Band of Mission Indians (225C)  
Inaja and Cosmit Band of Mission Indians (225D)  
Jamul Indian Village (225E)  
La Posta Band of Mission Indians (225F)  
Manzanita Band of Mission Indians (225G)  
Sycuan Band of Mission Indians (225H)  
Viejas Group of Capitan Grande Band of Mission Indians (225I)  
Mesa Grande Band of Mission Indians (225J)  
San Pasqual Band of Mission Indians (225K)  
Santa Ysabel Band of Diegueño Indians (225L)  
La Jolla Band of Mission Indians (225M)  
Pala Band of Mission Indians (225N)  
Pauma Band of Mission Indians (225O)  
Pechanga Band of Mission Indians (225P)  
San Luiseno Band of Mission Indians/Rincon (225Q)  
Los Coyotes Band of Indians (225R)

VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- ( ) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration, and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

  
Myra Herrmann, Senior Planner  
Development Services Department

April 15, 2005  
Date of Draft Report

Analyst: Jeffrey Szymanski

\_\_\_\_\_  
Date of Final Report

City of San Diego  
Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 446-6460

INITIAL STUDY  
Project No. 29752

SUBJECT: Puentes Residence: SITE DEVELOPMENT PERMIT to move an existing 936 square-foot, single-family residence on to a 5,243 square-foot vacant lot. The project is located at 6670 Cielo Drive in the SF-5000 Zone of Southeastern San Diego Planned District within the Encanto neighborhood of the Southeastern San Diego Community Plan.

I. PURPOSE AND MAIN FEATURES:

The project requires the approval of a Site Development Permit to move an existing 936 square-foot, single-family residence (SFR) on to a 5,243 square foot vacant lot. The existing SFR includes two bedrooms and one bathroom. The exterior of the structure consists of stucco treatment with the existing windows to remain (Figure 1). The existing hip roof with class 'A' composite shingles would also remain. The 5,243 square-foot site is located on a vacant, roughly triangular lot at the intersection of Cielo Drive and Woodman Street (Figure 2). Access would be provided via Cielo Drive. Minimal grading would be required for the development of the site.

The new SFH would be moved on-site and temporarily placed on girder beams until the foundation is formed. Concrete pads and girders would be employed for structural support of the floor. All new sewage lines would be connected to the City of San Diego's existing sewer line. All existing gas and utilities will be upgraded to meet UBC standards. The project would be in compliance with the City of San Diego's Storm Water Standards which would reduce potential water quality impacts to a below a level of significance.

The lot is currently vacant with invasive plants and shrubs covering the site. The landscaping improvements would include, but not be limited to, Daylilies, Queen Palms, a Pygmy Date Palm and Western Redbud. Boulders would be employed to accent the proposed landscaping.

II. ENVIRONMENTAL SETTING:

The project is located at 6670 Cielo Drive in the SF-5000 Zone of Southeastern SD Planned District within the Encanto neighborhood of the Southeastern Community Plan (Figure 3). The lot is vacant with very little vegetation. The site is relatively flat with the grade dipping gently to the north. Single-family residences lie immediately to the north and west. A vacant property lies across Cielo Drive to the south. The project is not located within or adjacent to the City's Multiple Species Conservation Program Area.

As previously mentioned the project is located in the Encanto Neighborhood. Encanto is comprised of approximately 994 acres in the northeastern portion of Southeastern San Diego. Encanto is divided into two areas, a north and south subarea. The parcel in question is situated in the south subarea, which is developed with a mixture of low and medium residential densities. Encanto is comprised of a series of canyons and rolling

hills. The subject site lies near the base of two hills, one is located across Cielo Drive to the south and the other is across Woodman Street.

The proposed development site is within an existing urbanized area currently served by police, fire, and emergency medical. The location of the proposed development is approximately 11 miles from City of San Diego Fire Station 6 which is at 693 Twining Avenue. The location is within the City of San Diego Police Department's Northern Division which had an average emergency response time of 7.2 minutes in 2002. This proposed development would not affect these response times as this area is already adequately served.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues were considered during review for the project and determined **NOT** to be significant.

Historical Resources (Archaeology)

The proposed project site is currently vacant and undeveloped, but is identified within the City's Historical Resources Sensitivity Map. As a result the site was surveyed by qualified City Staff and determined to have a low potential for encountering archaeological resources. Therefore, no mitigation is required.

Geology/Soils

According to the City of San Diego Seismic Safety Study, the site is mapped within the Geologic Hazard Category 27. Zone 27 is characterized by slide prone geologic conditions. To assess the potential geologic hazard affecting the site, the following reports and addendum were prepared by American Geotechnical, Inc for the proposed project: *Geologic Reconnaissance Report, Puentes Property, 6670 Cielo Drive, San Diego, California*, file No. 22896.01 (July 22, 2004), *Geologic Reconnaissance Report, Puentes Property, 6670 Cielo Drive, San Diego, California*, file No. 22896.01 (October 28, 2004), and an addendum to these reports titled *Slope Stability, Puentes Residence*, (February 22, 2005).

Based on the results of the studies, the geotechnical consultant concluded that there are no geotechnical related conditions at the project site that would preclude development as presently proposed. The City's Geology staff has reviewed the referenced reports and concluded that the reports adequately addressed the geologic conditions potentially affecting the project site. Therefore, proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would be insignificant, and no mitigation is required.

V. RECOMMENDATION:

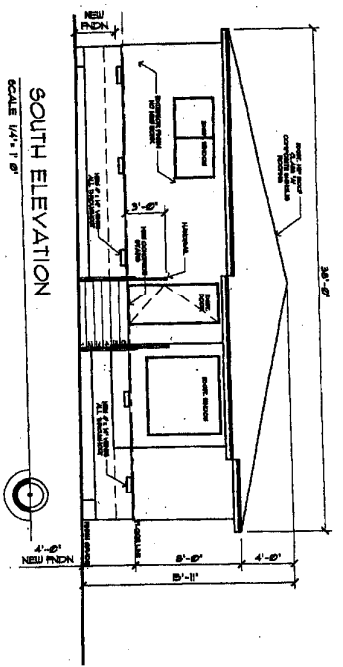
On the basis of this initial evaluation:

  X   The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

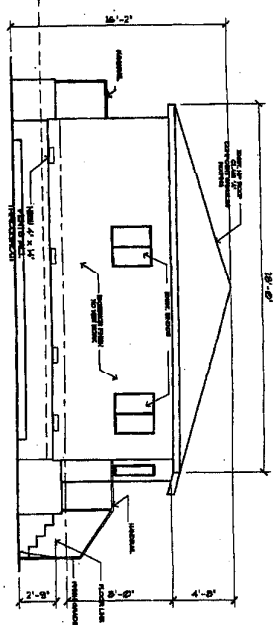
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Jeffrey Szymanski

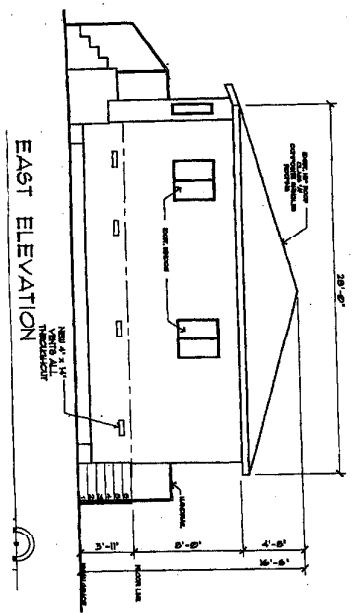
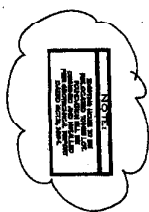
Attachments: Figure 1- Building Elevations  
Figure 2- Site Plan  
Figure 3- Vicinity Map  
Initial Study



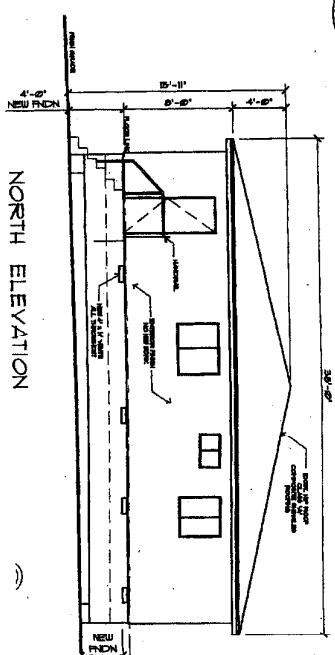
**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**BUILDING ELEVATIONS**  
Environmental Analysis Section - Project No. 29732  
CITY OF SAN DIEGO - DEVELOPMENT SERVICES

**Figure 1**

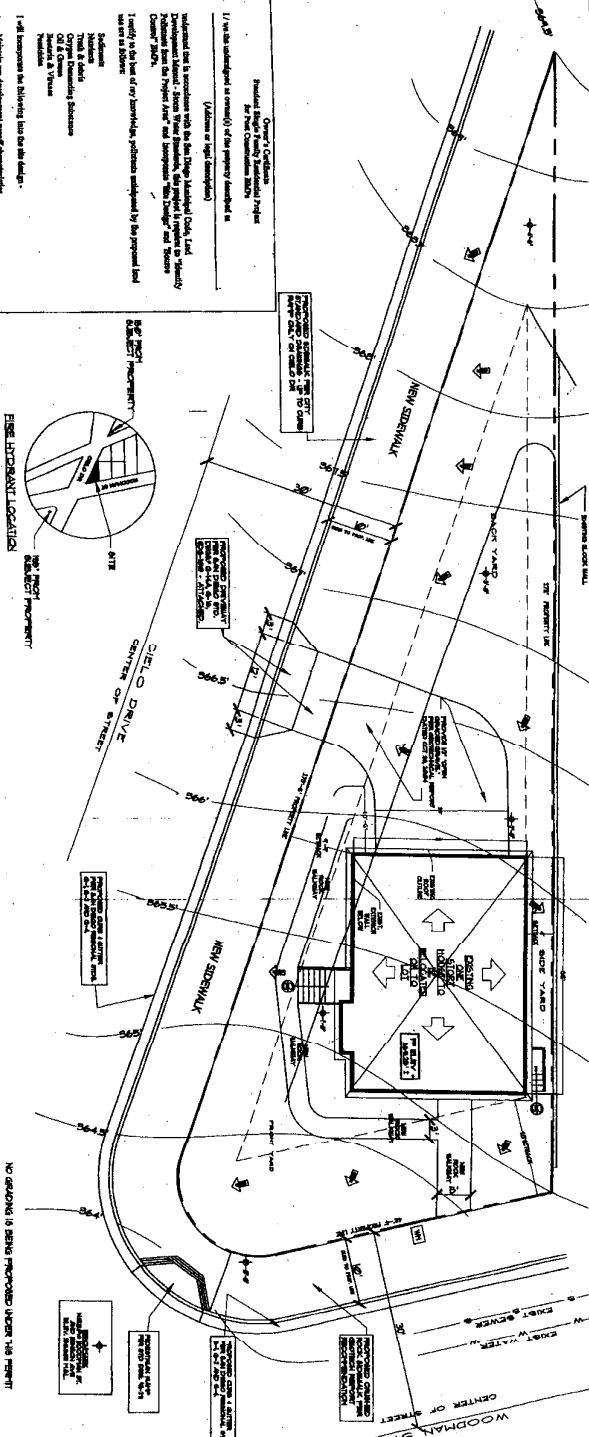
<b>ELEVATIONS</b> <b>SITE DEVELOPEMENT PERMIT</b>		<b>OWNER:</b> <b>GABRIEL PUENTES</b>		<b>CONTRACTOR:</b> <b>G.A.M. CONSTRUCTION</b>	
<b>PROJECT DESCRIPTION:</b> RELOCATION OF HOUSE TO NEW LOT OVER NEW PROPOSED FOUNDATION		<b>ADDRESS:</b> 223 THIRD AVE. UNIT. J CHULA VISTA, CA. 91911		<b>PHONE:</b> 619 / 409-6571 <b>FAX:</b> 619 / 409-9882	
<b>PROJECT ADDRESS:</b> 6616 CIELO DR. SAN DIEGO CA 92114		<b>PHONE:</b> (619) 572-4133		<b>DATE:</b> 04 / 08 / 04	
<b>DESIGNED BY:</b> JUAN C. REYES JCR/04/08/04		<b>DATE:</b> 04/08/04		<b>LICENSED CONTRACTOR:</b> EX MASAMA STATE LIC. # 61784	
<b>4 of 6</b> <b>SHEET 1</b>		<b>G.A.M.</b> 1503 3rd Ave. Suite 2 Chula Vista, CA 91911 Phone: 619-409-6571 Fax: 619-409-9882			

[illegible]

**ELECTRICAL NOTE.**  
ALL ELECTRICAL WIRING AND WIRE IS PLACED TO MEET USC STANDARDS.  
USCAR DESIGNING 100 AMP MAIN PANEL THROUGH SAN DIEGO GAS AND ELECTRIC.  
POSSIBLE NEW POL MAY BE INSTALLED IN REAR.

**SEWAGE NOTE.**  
THE 4" DRAIN PIPE FROM THE TOILET MUST BE CONNECTED TO MAIN SEWER LINE AS DIRECTED BY SAN  
DIEGO CITY STANDARDS

**GAS NOTE.**  
THE GAS LINE WILL BE PLACED TO MEET USC STANDARDS, AND NEW GAS VENTS  
WILL BE CALLED AND CONNECTED TO MAIN GAS LINE THROUGH SAN DIEGO GAS +  
ELECTRIC

[illegible][illegible]

**Site Plan**  
**Environmental Analysis Section - Project No. 29752**  
**CITY OF SAN DIEGO • DEVELOPMENT SERVICES**

U.S. AIR FORCE, AND SEVERAL OF CONTEMPORARY AIRCRAFT THAT ARE CURRENTLY BEING USED BY THE U.S. AIR FORCE. THE AIRCRAFT ARE CURRENTLY BEING USED BY THE U.S. AIR FORCE AND ARE CURRENTLY BEING USED BY THE U.S. AIR FORCE.

SCALE NO. 12


EXISTING TOPOGRAPHY

## Figure 2

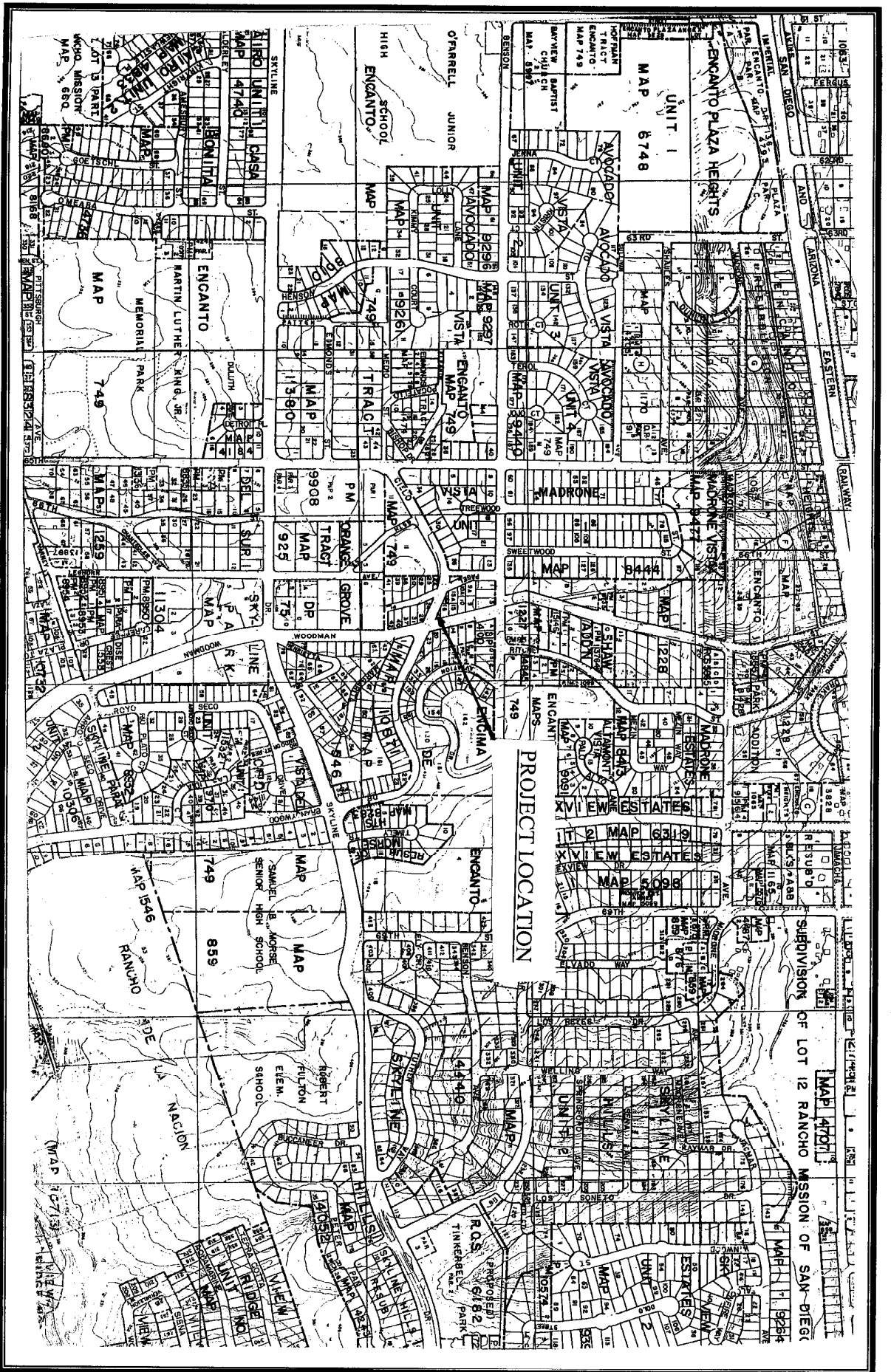
# DING PLAN

## ELOPEMENT PERMIT

OWNER:	GABRIEL PUENTES		CONTRACTOR:	G.A.M. CONSTRUCTION	
PROJECT DESCRIPTION:	RELOCATION OF HOUSE TO NEW LOT		ADDRESS:	1223 THIRD AVE. UNIT. J	
OVER NEW PROPOSED FOUNDATION			CHULA VISTA, C.A. 91911		
PROJECT ADDRESS:	8670 CIELO DR. SAN DIEGO CA 92114		PHONE( 619 )	408-6977	FAX(619) 409-8952
PHONE:	(619) 572-4133	DATE:	04 / 08 / 04		
			LICENSED CONTRACTOR: ALEXA MAGANA STATE LIC. # 617134		







# Vicinity Map Environmental Analysis Section - Project No. 29752 CITY OF SAN DIEGO - DEVELOPMENT SERVICES

### Initial Study Checklist

Date: April 8, 2005

Project No.: 29752

Name of Project: Puentes Residence

#### III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes    Maybe    No

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- |  |          |          |          |
|--|----------|----------|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?<br><u>No such public viewing areas exist on or adjacent to the subject site.</u>                          | <u>—</u> | <u>—</u> | <u>X</u> |
| B. The creation of a negative aesthetic site or project?<br><u>The proposed project would not create a negative aesthetic.</u>   | <u>—</u> | <u>—</u> | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?<br><u>The proposed project is compatible with the surrounding development.</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| D. Substantial alteration to the existing character of the area?   | <u>—</u> | <u>—</u> | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed project would not substantially alter the existing character of the area.</u>			
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>The proposed project would not require removal of any mature trees.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>No substantial changes in topography or ground relief features are proposed.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No unique geologic or physical feature exists within the project area therefore no such impacts would result.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The proposed project would not result in light or glare impacts.</u>	—	—	<u>X</u>
I. Substantial shading of other properties?  <u>The proposed project does not involve the amount of height and mass required to subject adjacent properties to substantial light or glare</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project would not result in the loss of mineral resources.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
agricultural productivity of agricultural land?	—	—	<u>X</u>
<u>The project site is an urbanized area not suitable for agricultural uses.</u>			
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan?	—	—	<u>X</u>
<u>The project would not result in any air quality impacts nor adversely affect implementation of the regional air quality plan.</u>			
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	—	—	<u>X</u>
<u>The project would not result in air quality impacts.</u>			
C. Expose sensitive receptors to substantial pollutant concentrations?	—	—	<u>X</u>
<u>The project would not result in substantial pollutant concentrations nor expose any sensitive receptors within the project vicinity.</u>			
D. Create objectionable odors affecting a substantial number of people?	—	—	<u>X</u>
<u>The project would not create objectionable odors to a substantial number of people.</u>			
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?	—	—	<u>X</u>
<u>The project would not result in generation of excessive particulates.</u>			
F. Alter air movement in the area of the project?	—	—	<u>X</u>
<u>The project would not alter air movement.</u>			
G. Cause a substantial alteration in moisture, or temperature, or any change in			

	climate, either locally or regionally? <u>The project would not impact or alter existing micro- or macro-climatic regimes.</u>	<u>Yes</u> —	<u>Maybe</u> —	<u>No</u> <u>X</u>
IV.	BIOLOGY – Would the proposal result in:			
	A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The project site is an undeveloped, in-fill, lot and does not contain nor is it adjacent to any sensitive habitats. The site is not within or adjacent to Multi-Habitat Planning Area (MHPA) lands</u>	—	—	<u>X</u>
	B. A substantial change in the diversity of any species of animals or plants? <u>Please see IV A.</u>	—	—	<u>X</u>
	C. Introduction of invasive species of plants into the area? <u>The project would not introduce invasive plants into the area.</u>	—	—	<u>X</u>
	D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>No such established corridors exist onsite.</u>	—	—	<u>X</u>
	E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>Please see IV A.</u>	—	—	<u>X</u>
	F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	—	—	<u>X</u>

<u>The project would not impact wetlands.</u>		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G.	Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan. <u>The project is located outside of the Multiple Species Conservation Program (MSCP) subarea plan.</u>	—	—	<u>X</u>
V.	ENERGY – Would the proposal:			
A.	Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The project would not result in excessive of fuel or energy.</u>	—	—	<u>X</u>
B.	Result in the use of excessive amounts of power? <u>The project would not create new urban infrastructure requiring use of excessive power.</u>	—	—	<u>X</u>
VI.	GEOLOGY/SOILS – Would the proposal:			
A.	Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>A geotechnical document titled, <i>Geologic Reconnaissance Puentes Residence 6670 Cielo Drive San Diego, California</i>; has been reviewed. Based on that review, the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project for the purposes of the Site Development Permit.</u>	—	—	<u>X</u>
B.	Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The project will not result in wind or water erosion impacts.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI-A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>Archaeological resources would not be altered or destroyed as a result of the project. Site surveyed by qualified Staff. Low potential, no mitigation is required.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII-A.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>No such structures exist on the project site.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No existing religious or sacred areas exist on-site.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>Human remains would not be disturbed as a result of the project.</u>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>The project would not create any known Health hazard.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?</p> <p><u>The project scope does not include storage or transport of unusual hazardous materials other than materials commonly associated with construction activities.</u></p>	—	—	<u>X</u>
<p>C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?</p> <p><u>No future risk is associated with the construction of the duplex.</u></p>	—	—	<u>X</u>
<p>D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p> <p><u>The project would not impair the implementation of any emergency response plans.</u></p>	—	—	<u>X</u>
<p>E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?</p> <p><u>The proposed site is not listed on the County of San Diego hazardous material site list.</u></p>	—	—	<u>X</u>
<p>F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p> <p><u>No such hazards would result.</u></p>	—	—	<u>X</u>
<p>IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:</p>			
<p>A. An increase in pollutant discharges, including down stream sedimentation, to receiving</p>			



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Prior to the issuance of any construction permit, the applicant shall incorporate the construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 2 (Stormwater Runoff control and Drainage Regulations) of the San Diego Municipal Code, into the construction plans or specifications.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>See IX-A.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>No substantial alterations to drainage patterns would result from the project.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>No such discharge would result from the project.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>No adverse impacts to ground water quality would result because of the project.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-E above.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The project is consistent with adopted community plan land use designation.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>The project does not conflict with the goals, objectives and recommendations of the community plan.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project is consistent with adopted environmental plans.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The project will not physically divide an established community.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>The project is compatible with the Airport Comprehensive Land Use Plan.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>Temporary noise impacts during daytime hours within acceptable City thresholds would be reasonably foreseeable during construction activities.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See XI-A.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?	—	—	<u>X</u>
<u>Existing transportation patterns would not be altered upon completion of the project.</u>			
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature?	—	—	<u>X</u>
<u>The project would not impact paleontological resources.</u>			
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	—	—	<u>X</u>
<u>No housing impacts would result because of the project.</u>			
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	<u>X</u>
<u>See XIII-A</u>			
C. Alter the planned location, distribution, density or growth rate of the population of an area?	—	—	<u>X</u>
<u>See XIII-A</u>			
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection?	—	—	<u>X</u>
<u>All public services are adequate.</u>			
B. Police protection?	—	—	<u>X</u>
<u>Police protection is adequate.</u>			
C. Schools?	—	—	<u>X</u>
<u>Schools are adequate.</u>			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Parks or other recreational facilities? <u>Park and recreational facilities are adequate.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>Existing public facilities would not be affected.</u>	—	—	<u>X</u>
F. Other governmental services? <u>Government services are adequate.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The project does not include recreational facilities or require the construction or expansion of recreational facilities.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See XV-A.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>The project will not generate traffic in excess of a community plan allocation.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI-A</u>	—	—	<u>X</u>
C. An increased demand for off-site parking?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The project will not substantially impact existing or planned transportation systems.</u>			
D. Effects on existing parking? <u>The project will not increase the need for off-site parking.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>The project will not substantially impact existing or planned transportation systems.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>No such alteration would result.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would not increase traffic hazards for motor vehicles, bicyclists or pedestrians.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>The project would not conflict with alternative transportation models.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Existing facilities not affected.</u>	—	—	<u>X</u>
B. Communications systems? <u>Existing facilities not affected.</u>	—	—	<u>X</u>
C. Water? <u>The project would not affect water service</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Sewer?	—	—	<u>X</u>
<u>The project would not affect sewer service</u>			
E. Storm water drainage? <u>Existing drainage unaffected</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Existing service unaffected.</u>	—	—	<u>X</u>

XVIII. WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? <u>The project would not substantially alter existing water consumption patterns.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would require compliance with the City of San Diego Landscape Regulations (Chapter 14, Land Development Code).</u>	—	—	<u>X</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>The project would not impact these resources.</u>	—	—	<u>X</u>
---	---	---	----------

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The short-term and long-term goals of the project are consistent with the community land use plans.</u>	—	—	<u>X</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>No cumulative impacts identified.</u>	—	—	<u>X</u>
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>No adverse human impacts are reasonably foreseeable.</u>	—	—	<u>X</u>

## INITIAL STUDY CHECKLIST

### REFERENCES

#### **I. Aesthetics / Neighborhood Character**

  X   City of San Diego Progress Guide and General Plan.

  X   Community Plan.

       Local Coastal Plan.

#### **II. Agricultural Resources / Natural Resources / Mineral Resources**

  X   City of San Diego Progress Guide and General Plan.

  X   U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

       California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

       Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

       Site Specific Report: \_\_\_\_\_.

#### **III. Air**

       California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

       Regional Air Quality Strategies (RAQS) - APCD.

       Site Specific Report: \_\_\_\_\_.

#### **IV. Biology**



- X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- \_\_\_\_\_ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.
- X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- \_\_\_\_\_ Community Plan - Resource Element.
- \_\_\_\_\_ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- \_\_\_\_\_ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- \_\_\_\_\_ City of San Diego Land Development Code Biology Guidelines.
- \_\_\_\_\_ Site Specific Report:\_\_\_\_\_.

## **V. Energy**

\_\_\_\_\_

## **VI. Geology/Soils**

- X City of San Diego Seismic Safety Study.
- \_\_\_\_\_ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report: *Geologic Reconnaissance Puentes Residence 6670 Cielo Drive San Diego, California*

## **VII. Historical Resources**

- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- \_\_\_\_\_ Historical Resources Board List.

\_\_\_ Community Historical Survey:

X Site Specific Report: Qualified Staff Survey.

**VIII. Human Health / Public Safety / Hazardous Materials**

X San Diego County Hazardous Materials Environmental Assessment Listing.

X San Diego County Hazardous Materials Management Division

\_\_\_ FAA Determination

\_\_\_ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.

X Airport Comprehensive Land Use Plan.

\_\_\_ Site Specific Report:\_\_\_\_\_.

**IX. Hydrology/Water Quality**

\_\_\_ Flood Insurance Rate Map (FIRM).

X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

\_\_\_ Clean Water Act Section 303(b) list, dated May 19, 1999,  
[http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)).

**X. Land Use**

\_\_\_ City of San Diego Progress Guide and General Plan.

X Community Plan.

\_\_\_ Airport Comprehensive Land Use Plan

\_\_\_ City of San Diego Zoning Maps

\_\_\_ FAA Determination

## **XI. Noise**

☒ Community Plan

☐ Site Specific Report: \_\_\_\_\_.

☐ San Diego International Airport - Lindbergh Field CNEL Maps.

☐ Brown Field Airport Master Plan CNEL Maps.

☐ Montgomery Field CNEL Maps.

☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

☐ City of San Diego Progress Guide and General Plan.

☐ Site Specific Report: : \_\_\_\_\_.

## **XII. Paleontological Resources**

☒ City of San Diego Paleontological Guidelines.

☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

☐ Site Specific Report: \_\_\_\_\_.

## **XIII. Population / Housing**

☐ City of San Diego Progress Guide and General Plan.

X   Community Plan.

       Series 8 Population Forecasts, SANDAG.

       Other:\_\_\_\_\_.

**XIV. Public Services**

       City of San Diego Progress Guide and General Plan.

  X   Community Plan.

**XV. Recreational Resources**

       City of San Diego Progress Guide and General Plan.

       Community Plan.

       Department of Park and Recreation

       City of San Diego - San Diego Regional Bicycling Map

       Additional Resources:\_\_\_\_\_.

**XVI. Transportation / Circulation**

       City of San Diego Progress Guide and General Plan.

  X   Community Plan.

  X   San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

       San Diego Region Weekday Traffic Volumes, SANDAG.

       Site Specific Report:\_\_\_\_\_.

**XVII. Utilities**

       \_\_\_\_\_.

**XVIII. Water Conservation**

—— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.